

113.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

612,800 / 612,800

USE VALUE:

612,800 / 612,800

ASSESSED:

612,800 / 612,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BO WURIGEN &	
Owner 2: ZHAO YULIANG	
Owner 3:	

Street 1: 157 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SALADINO MARY & PAUL TRS -

Owner 2: FILOMENA REALTY TRUST -

Street 1: 157 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,455 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1420 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3455		Sq. Ft.	Site		0	70.	1.52	6									366,555						366,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3455.000	246,200		366,600	612,800			
Total Card		0.079	246,200		366,600	612,800	Entered Lot Size		
Total Parcel		0.079	246,200		366,600	612,800	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	431.55	/Parcel: 431.5	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	246,300	0	3,455.	366,600	612,900	612,900
2019	101	FV	201,200	0	3,455.	361,300	562,500	562,500
2018	101	FV	207,900	0	3,455.	277,500	485,400	485,400
2017	101	FV	207,900	0	3,455.	261,800	469,700	469,700
2016	101	FV	207,900	0	3,455.	240,900	448,800	448,800
2015	101	FV	196,200	0	3,455.	225,200	421,400	421,400
2014	101	FV	196,200	0	3,455.	207,400	403,600	403,600
2013	101	FV	196,200	0	3,455.	207,400	403,600	403,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALADINO MARY &	66567-517		12/22/2015		515,000	No	No		
SALADINO MARY	27022-474		1/29/1997	Family		1	No	No	Samuel Saladino D.O.D. 6.26.1975.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/4/2018		Inspected							BS	Barbara S		
8/28/2018		MEAS&NOTICE							CC	Chris C		
3/9/2009		Measured							372	PATRIOT		
4/22/2000		Inspected							276	PATRIOT		
3/15/2000		Missed Appt.							263	PATRIOT		
2/7/2000		Measured							263	PATRIOT		
8/30/1993									AS			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	6 - Colonial			Full Bath:	1	Rating:	Average	SCUTTLE HOLE.									
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1931	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	7	3	M				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	125.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.98010004			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	165.392			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	66000												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	334567												
% Com Wall:		% Sprinkled:		Depreciation:	88326												
				Deprecated Total:	246241												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Juris. Factor:			Before Depr:	165.39									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	PARCEL ID	113.0-0002-0005.0
2	Frame Shed	D	Y		16X8	A	AV	1985		0.00	T	27.2	101				
More: N				Total Yard Items:				Total Special Features:				Total:					
<p>11 24 SFL FFL BMT (624)</p> <p>16 10 7 FFL (112) 7 OFP (70) 16 10</p> <p>5</p>																	
IMAGE <p>AssessPro Patriot Properties, Inc</p>																	